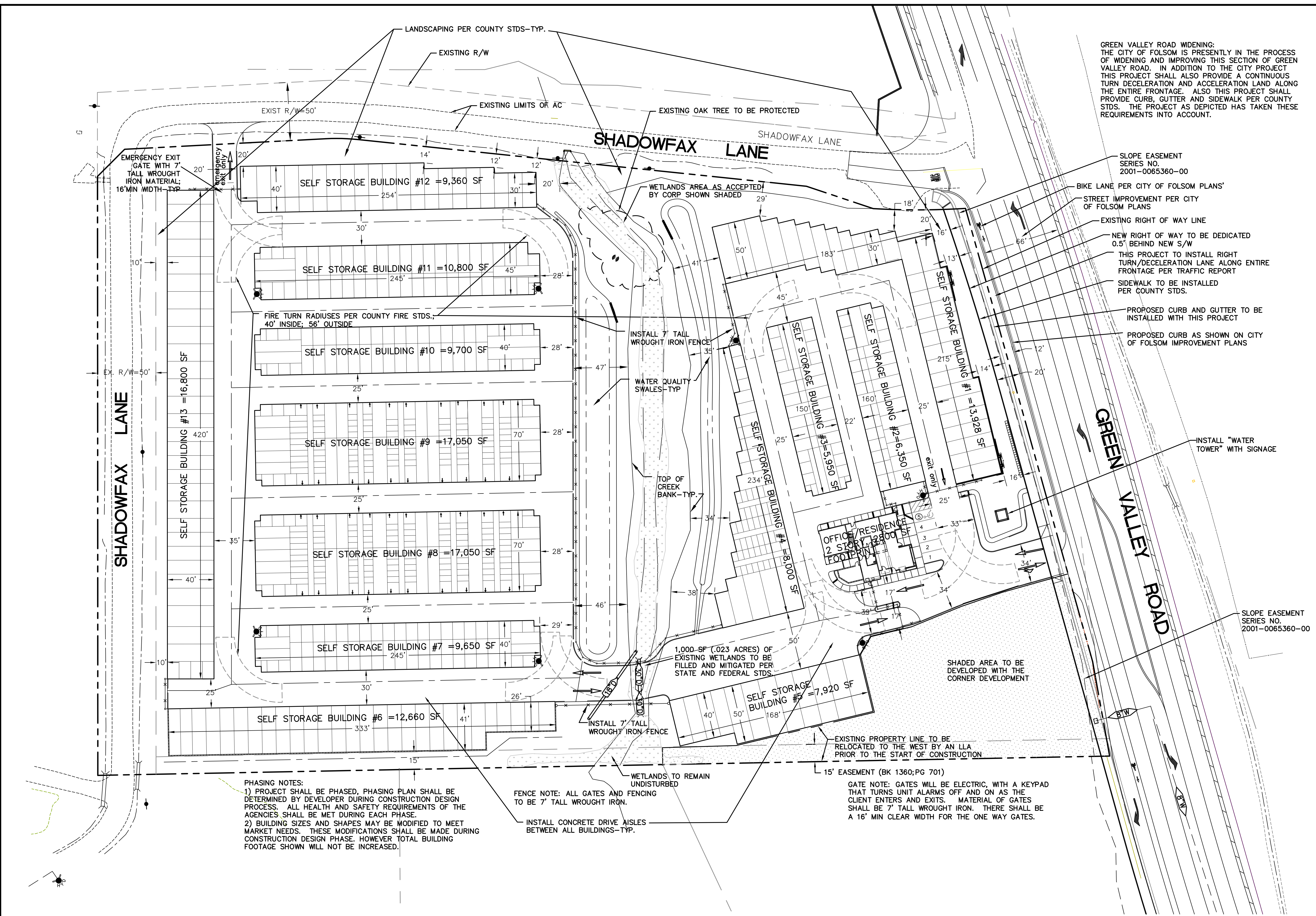


GREEN VALLEY ROAD WIDENING:
THE CITY OF FOLSOM IS PRESENTLY IN THE PROCESS OF WIDENING AND IMPROVING THIS SECTION OF GREEN VALLEY ROAD. IN ADDITION TO THE CITY PROJECT THIS PROJECT SHALL ALSO PROVIDE A CONTINUOUS TURN DECELERATION AND ACCELERATION LANE ALONG THE ENTIRE FRONTAGE. ALSO THIS PROJECT SHALL PROVIDE CURB, GUTTER AND SIDEWALK PER COUNTY STDS. THE PROJECT AS DEPICTED HAS TAKEN THESE REQUIREMENTS INTO ACCOUNT.



SELF-STORAGE BUILDING SUMMARY:

OFFICE	=	2,800 SF (1st FLOOR)
SS #1	=	13,928 SF
SS #2	=	6,350 SF
SS #3	=	5,950 SF
SS #4	=	8,000 SF
SS #5	=	7,920 SF
SS #6	=	12,660 SF
SS #7	=	9,650 SF
SS #8	=	17,050 SF
SS #9	=	17,050 SF
SS #10	=	9,700 SF
SS #11	=	10,800 SF
SS #12	=	9,360 SF
SS #13	=	16,800 SF
TOTAL	=	148,000 SF

SITE SUMMARY:

BUILDING COVERAGE	=	149,000 SF (36%)
TOTAL CONCRETE DRIVES	=	117,000 SF (28%)
SHADOWFAX LANE (SOUTH END)	=	26,700 SF (6.5%)
OPEN SPACE/LANDCAPE	=	93,520 SF (22.5%)
FUTURE AREA	=	30,000 SF (7%)
TOTAL SITE 9.55 ACRES	=	416,548 SF (100%)

CONTACTS:
OWNER: BARBARA OROSCO/TRUSTEE
1000 OROSCO DR.
EL DORADO HILLS, CA 95762

APPLICANT: MATT YZUEL
4120 DOUGLAS BLVD. #306-473
GRANITE BAY, CA 95746
(916) 878-6948
MYZUEL@YAHOO.COM

ENGINEER: SEAN O'NEILL
GENESIS ENGINEERING
1402 D STREET
MARYSVILLE, CA 95901
(530) 742-1300 EXT. 101
SEAN@GENESISENGINEERING.US

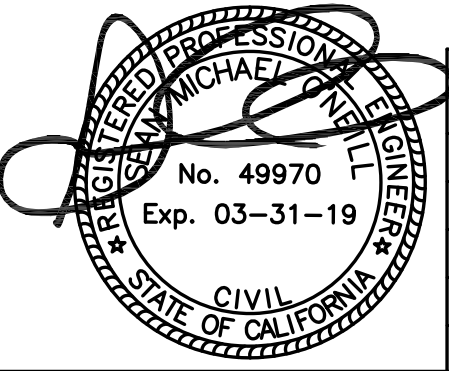
PHASING NOTES:
1) PROJECT SHALL BE PHASED. PHASING PLAN SHALL BE DETERMINED BY DEVELOPER DURING CONSTRUCTION DESIGN PROCESS. ALL HEALTH AND SAFETY REQUIREMENTS OF THE AGENCIES SHALL BE MET DURING EACH PHASE.
2) BUILDING SIZES AND SHAPES MAY BE MODIFIED TO MEET MARKET NEEDS. THESE MODIFICATIONS SHALL BE MADE DURING CONSTRUCTION DESIGN PHASE. HOWEVER TOTAL BUILDING FOOTAGE SHOWN WILL NOT BE INCREASED.

FENCE NOTE: ALL GATES AND FENCING TO BE 7' TALL WROUGHT IRON.

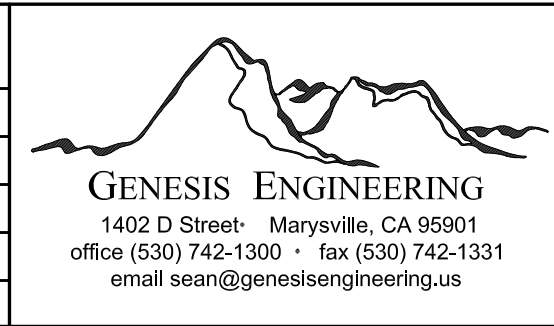
INSTALL CONCRETE DRIVE AISLES BETWEEN ALL BUILDINGS-TYP.

GATE NOTE: GATES WILL BE ELECTRIC, WITH A KEYPAD THAT TURNS UNIT ALARMS OFF AND ON AS THE CLIENT ENTERS AND EXITS. MATERIAL OF GATES SHALL BE 7' TALL WROUGHT IRON. THERE SHALL BE A 16' MIN CLEAR WIDTH FOR THE ONE WAY GATES.

PLOTTED 12-19-18



REVISIONS		
DATE	DESCRIPTION	BY



EDH-FOLSOM SELF STORAGE		DESIGN BY:	AGENCY CHECK BY:
PRELIMINARY SITE PLAN		DRAWN BY:	SHEET
COUNTY OF EL DORADO		CHECKED BY:	PS-1
SE CORNER OF SHADOW FAX & GREEN VALLEY RD. APN #124-301-03		S.M.O.	OF 1